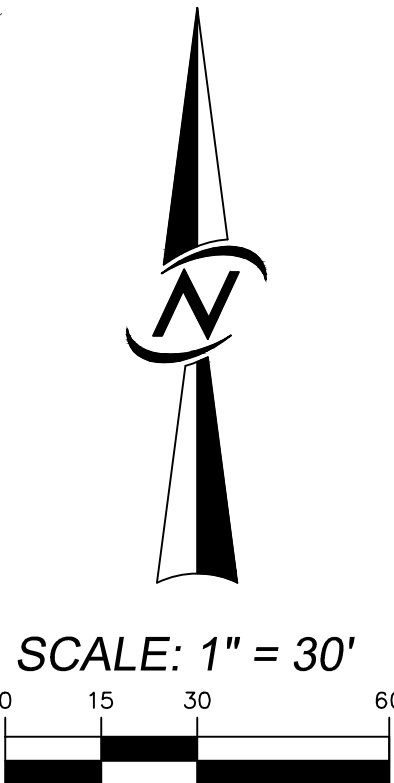


SEE SHEET P2 FOR CONTINUATION



VERTICAL DATUM
NAVD 88
BENCHMARK
HELD PER GNSS OBSERVATIONS

BASIS OF BEARINGS
N67°47'47"W BETWEEN THE MONUMENTS FOUND IN PLACE ON THE CENTERLINE OF SUNRISE PLACE SW, PER REF. 1.
REFERENCES
1. KELKARI, A BINDING SITE PLAN, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 191 OF PLATS, PAGES 16 THROUGH 21, IN KING COUNTY, WASHINGTON.

LEGAL DESCRIPTION
ALTA COMMITMENT 0039325-06
LOTS 1 AND 7, AND PARCEL C, KELKARI, A BINDING SITE PLAN, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 191 OF PLATS, PAGES 16 THROUGH 21, IN KING COUNTY, WASHINGTON; AND
LOT 2, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NUMBER PLN 01-00044, RECORDED UNDER RECORDING NUMBER 20010807900008, BEING A PORTION OF LOT 2, KELKARI, A BINDING SITE PLAN, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 191 OF PLATS, PAGES 16 THROUGH 21, IN KING COUNTY, WASHINGTON.
ALTA COMMITMENT 0039346-06
LOTS 8, 9, AND 10, AND PARCEL B, KELKARI, A BINDING SITE PLAN, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 191 OF PLATS, PAGES 16 THROUGH 21, IN KING COUNTY, WASHINGTON.

RESTRICTIONS
ALTA COMMITMENT 0039325-06
1. THIS SITE IS SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 7306190620.
2. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT OF KELKARI, A BINDING SITE PLAN.
3. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON BOUNDARY LINE ADJUSTMENT NO. 01-00044, RECORDING NO.: 20010807900008
4. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON BOUNDARY LINE ADJUSTMENT NO. 01-00044, RECORDING NO.: 2001026000923
5. THIS SITE IS SUBJECT TO PROVISIONS CONTAINED IN THE ARTICLES OF INCORPORATION AND BYLAWS OF KELKARI HOMEOWNERS ASSOCIATION, INCLUDING ANY LIABILITY TO ASSESSMENT LIEN.
6. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN AGREEMENT FOR CABLE TELEVISION SERVICES GRANTED TO SUMMIT CABLE, L.P. AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 19990830001656.
7. THIS SITE IS SUBJECT TO THE RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON PROPERTY HEREIN DESCRIBED AS GRANTED OR RESERVED IN DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 19990617000615. SAID INSTRUMENT IS A RE-RECORDING OF INSTRUMENT RECORDED UNDER RECORDING NUMBER 9709291390.
ALTA COMMITMENT 0039346-06
1. THIS SITE IS SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 7303220399. AFFECTS A VERY SMALL PORTION OF LOT 8
2. THIS SITE IS SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 7306190620.
3. THIS SITE IS SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 7406210346. AFFECTS A VERY SMALL PORTION OF LOT 8
4. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT OF KELKARI, A BINDING SITE PLAN.
5. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT
RECORDING DATE: OCTOBER 26, 2010
RECORDING NO.: 20001026000923
6. THIS SITE IS SUBJECT TO PROVISIONS CONTAINED IN THE ARTICLES OF INCORPORATION AND BYLAWS OF KELKARI HOMEOWNERS ASSOCIATION, INCLUDING ANY LIABILITY TO ASSESSMENT LIEN.
7. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN AGREEMENT FOR CABLE TELEVISION SERVICES GRANTED TO SUMMIT CABLE, L.P. AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 19990830001656.
8. THIS SITE IS SUBJECT TO THE RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON PROPERTY HEREIN DESCRIBED AS GRANTED OR RESERVED IN DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 19990617000615. SAID INSTRUMENT IS A RE-RECORDING OF INSTRUMENT RECORDED UNDER RECORDING NUMBER 9709291390.

NOTES
1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE ALTA COMMITMENT NUMBERS 0039325-06 AND 0039346-06 DATED APRIL 27, 2015. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED CHICAGO TITLE COMMITMENTS. CORE DESIGN, INC. HAS RELIED WHOLLY ON CHICAGO TITLE'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON JUNE 3, 2015. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN MAY, 2015.
3. PROPERTY AREA = 231,190± SQUARE FEET (5.3074± ACRES).
4. ALL DISTANCES ARE IN FEET.
5. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN THO. 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
6. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. CORE DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.

LEGEND	
	WATER METER
	FIRE DEPARTMENT CONNECTION
	POST INDICATOR VALVE
	IRRIGATION VALVE
	FIRE HYDRANT
	BLOW OFF
	WATER VALVE
	TRANSFORMER
	PARKING LIGHT
	YARD LIGHT
	STREET LIGHT
	CONDUIT
	JUNCTION BOX
	COMMUNICATION MANHOLE
	COMMUNICATION PEDESTAL
	SIGN
	SILT FENCE
	ASBUILT CAD AND GIS DRAWINGS
	PLANTED AREA
	POWER VAULT
	GAS LINE PER
	UNDERGROUND POWER PER A.B.
	UNDERGROUND COMMUNICATIONS
	TREE
	C=CEDAR

UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
811

DATE
DESIGNED
DRAWN
APPROVED
PROJECT MANAGER

DECEMBER 2015
JAMES A. OLSEN, P.E.
HHH
JAMES A. OLSEN, P.E.
JAMES A. OLSEN, P.E.

SHEET
OF
PROJECT NUMBER

15061

BOUNDARY/TOPOGRAPHIC SURVEY
KELKARI TOWNHOMES
IS PROPERTY INVESTMENTS, LLC
419 OCCIDENTAL AVENUE SOUTH, SUITE 300
SEATTLE, WA 98104

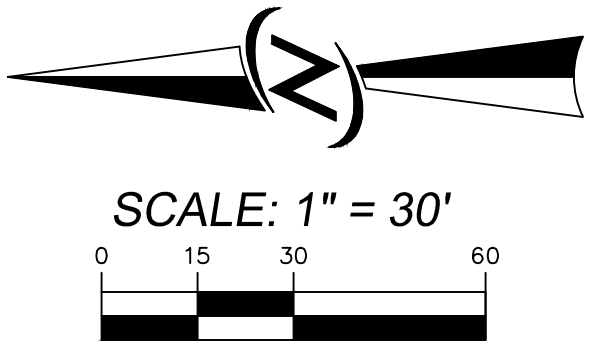
14711 NE 29th Place Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

CORE DESIGN
ENGINEERING • PLANNING • SURVEYING

12-16-15



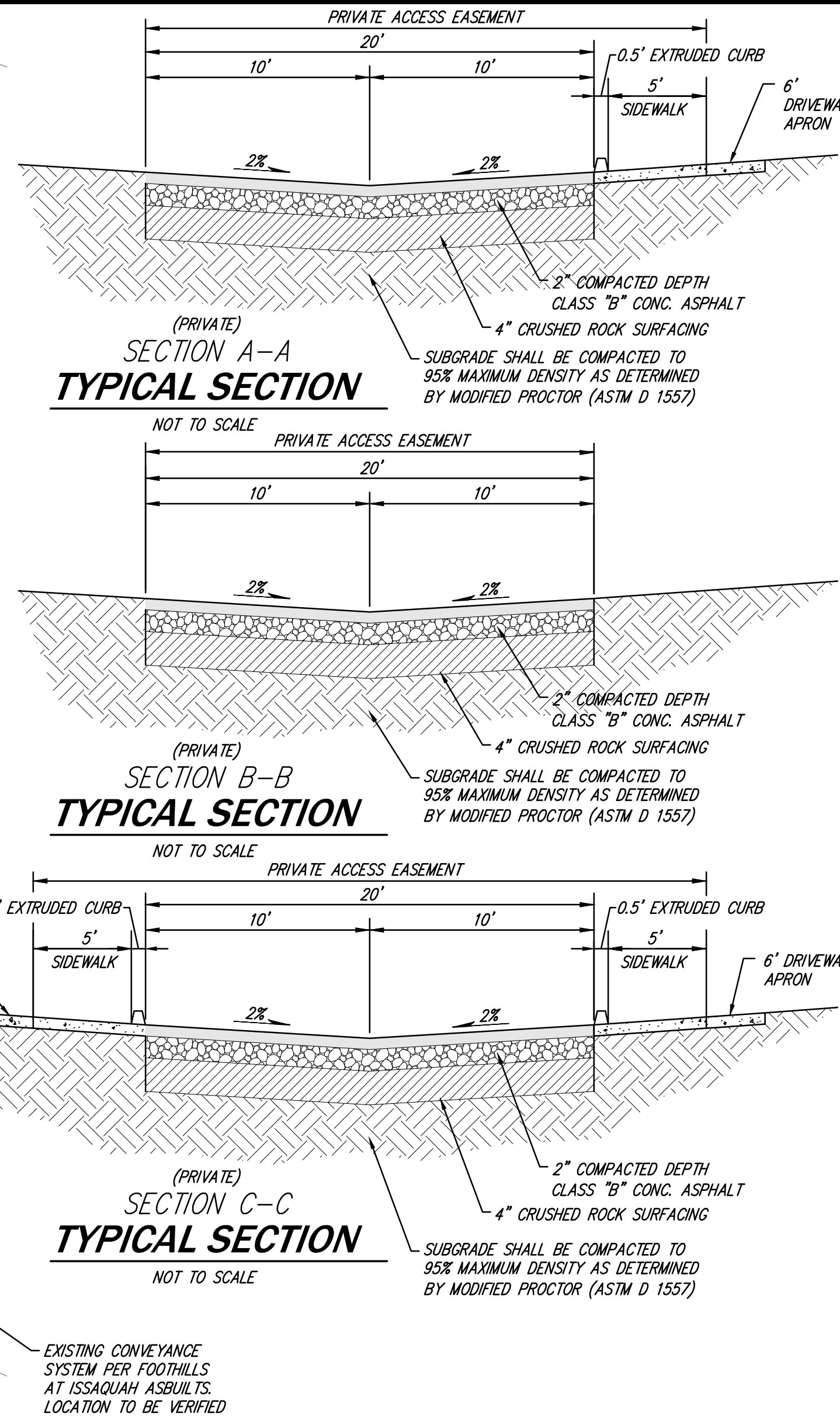
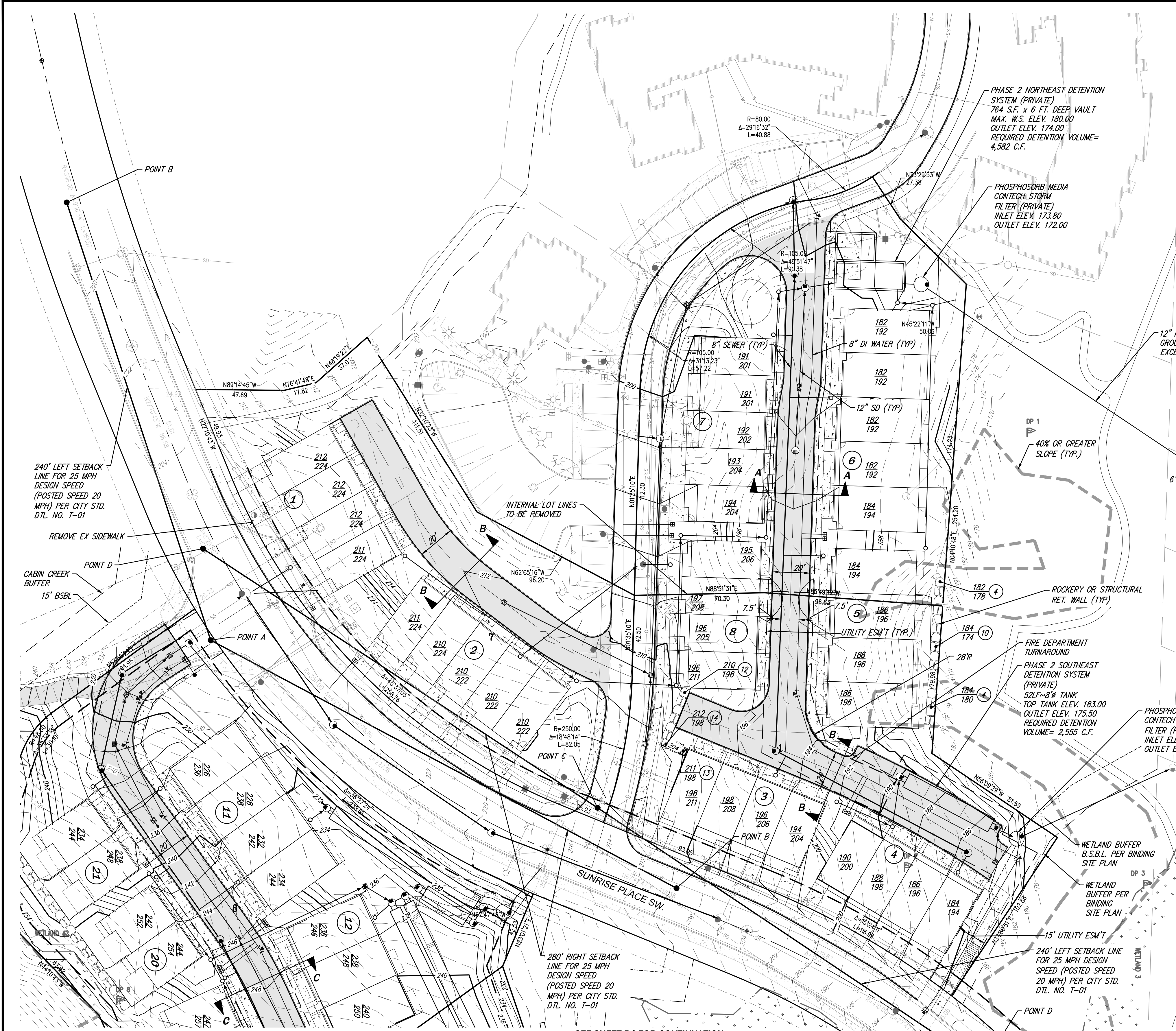
SEE SHEET P1 FOR CONTINUATION



LEGEND	
	WATER METER
	FIRE DEPARTMENT CONNECTION
	POST INDICATOR VALVE
	IRRIGATION VALVE
	FIRE HYDRANT
	BLOW OFF
	WATER VALVE
	TRANSFORMER
	PARKING LIGHT
	YARD LIGHT
	STREET LIGHT
	CONDUIT
	JUNCTION BOX
	COMMUNICATION MANHOLE
	COMMUNICATION PEDESTAL
	SIGN
	SF SILT FENCE
	A.B. ASBUILT CAD AND GIS DRAWINGS
	P/A PLANTED AREA
	PV POWER VAULT
	-G- GAS LINE PER
	-P- UNDERGROUND POWER PER A.B.
	-CM- UNDERGROUND COMMUNICATIONS
	TREE
	C=CEDAR

UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
811

DATE: DECEMBER 2015		DESIGNED: JAMES A. OLSEN, P.E.	
DRAWN: HHH		APPROVED: JAMES A. OLSEN, P.E.	
PROJECT NUMBER: 15061		PROJECT MANAGER: JAMES A. OLSEN, P.E.	
SHEET: P2		OF: 4	
BOUNDARY/TOPOGRAPHIC SURVEY KELKARI TOWNHOMES		IS PROPERTY INVESTMENTS, LLC 419 OCCIDENTAL AVENUE SOUTH, SUITE 300 SEATTLE, WA 98104	
CORE DESIGN ENGINEERING • PLANNING • SURVEYING		14711 NE 29th Place Suite 101 Bellevue, Washington 98007 425.885.7877 Fax 425.885.7963	
DAVID A. OLSEN REGISTERED PROFESSIONAL SURVEYOR NO. 44883 EXPIRATION DATE 12-16-15		REVISIONS	
NO.		DATE	



NOTES

1. BUILDINGS WILL HAVE COMBINED DOMESTIC AND FIRE PROTECTION SERVICES.

LEGEND

EXISTING FEATURES

WATER METER	JUNCTION BOX
FIRE DEPARTMENT CONNECTION	COMMUNICATION MANHOLE
POST INDICATOR VALVE	COMMUNICATION PEDESTAL
IRRIGATION VALVE	SIGN
FIRE HYDRANT	SF SILT FENCE
BLOW OFF	A.B. ASBUILT CAD AND GIS DRAWINGS
WATER VALVE	P/A PLANTED AREA
TRANSFORMER	PV POWER VAULT
PARKING LIGHT	-G- GAS LINE PER
YARD LIGHT	-P- UNDERGROUND POWER PER A.B.
STREET LIGHT	-CM- UNDERGROUND COMMUNICATIONS
CONDUIT	TREE
	C-CEDAR

PROPOSED FEATURES

STORM DRAIN PIPE	SANITARY SEWER PIPE
TYPE I CATCH BASIN	SANITARY SEWER MANHOLE
TYPE II CATCH BASIN	WATER MAIN
	WATER METER & SERVICE
	FIRE HYDRANT

LEGAL DESCRIPTION

ALTA COMMITMENT 0039325-06

LOTS 1 AND 7, AND PARCEL C, KELKARI, A BINDING SITE PLAN, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 191 OF PLATS, PAGES 16 THROUGH 21, IN KING COUNTY, WASHINGTON; AND

LOT 2, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NUMBER PL 01-00044, RECORDED UNDER RECORDING NUMBER 20010807900008, BEING A PORTION OF LOT 2, KELKARI, A BINDING SITE PLAN, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 191 OF PLATS, PAGES 16 THROUGH 21, IN KING COUNTY, WASHINGTON.

ALTA COMMITMENT 0039346-06

LOTS 8, 9, AND 10, AND PARCEL B, KELKARI, A BINDING SITE PLAN, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 191 OF PLATS, PAGES 16 THROUGH 21, IN KING COUNTY, WASHINGTON.

BASIS OF BEARINGS

N67°47'47\"/>

REFERENCES

1. KELKARI, A BINDING SITE PLAN, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 191 OF PLATS, PAGES 16 THROUGH 21, IN KING COUNTY, WASHINGTON.

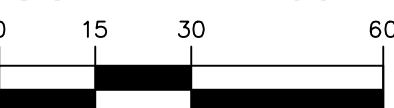
VERTICAL DATUM

NAVD 88

BENCHMARK

HELD PER GNSS OBSERVATIONS

SCALE: 1\"/>



UNDERGROUND LOCATOR SERVICE

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811

PRELIMINARY GRADING AND UTILITY PLAN

KELKARI TOWNHOMES

IS PROPERTY INVESTMENTS, LLC

419 OCCIDENTAL AVENUE SOUTH, SUITE 300

SEATTLE, WA 98104

DATE: DECEMBER 2015

DESIGNED: JAMES A. OLSEN, P.E.

DRAWN: HHH

APPROVED: JAMES A. OLSEN, P.E.

JAMES A. OLSEN, P.E.

PROJECT MANAGER

SHEET

OF

P3

4

PROJECT NUMBER

15061

DATE

NO.

REVISIONS

14711 NE 29th Place Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

CORE
DESIGN
ENGINEERING • PLANNING • SURVEYING

DATE: DECEMBER 2015

DESIGNED: JAMES A. OLSEN, P.E.

DRAWN: HHH

APPROVED: JAMES A. OLSEN, P.E.

JAMES A. OLSEN, P.E.

PROJECT MANAGER

SHEET

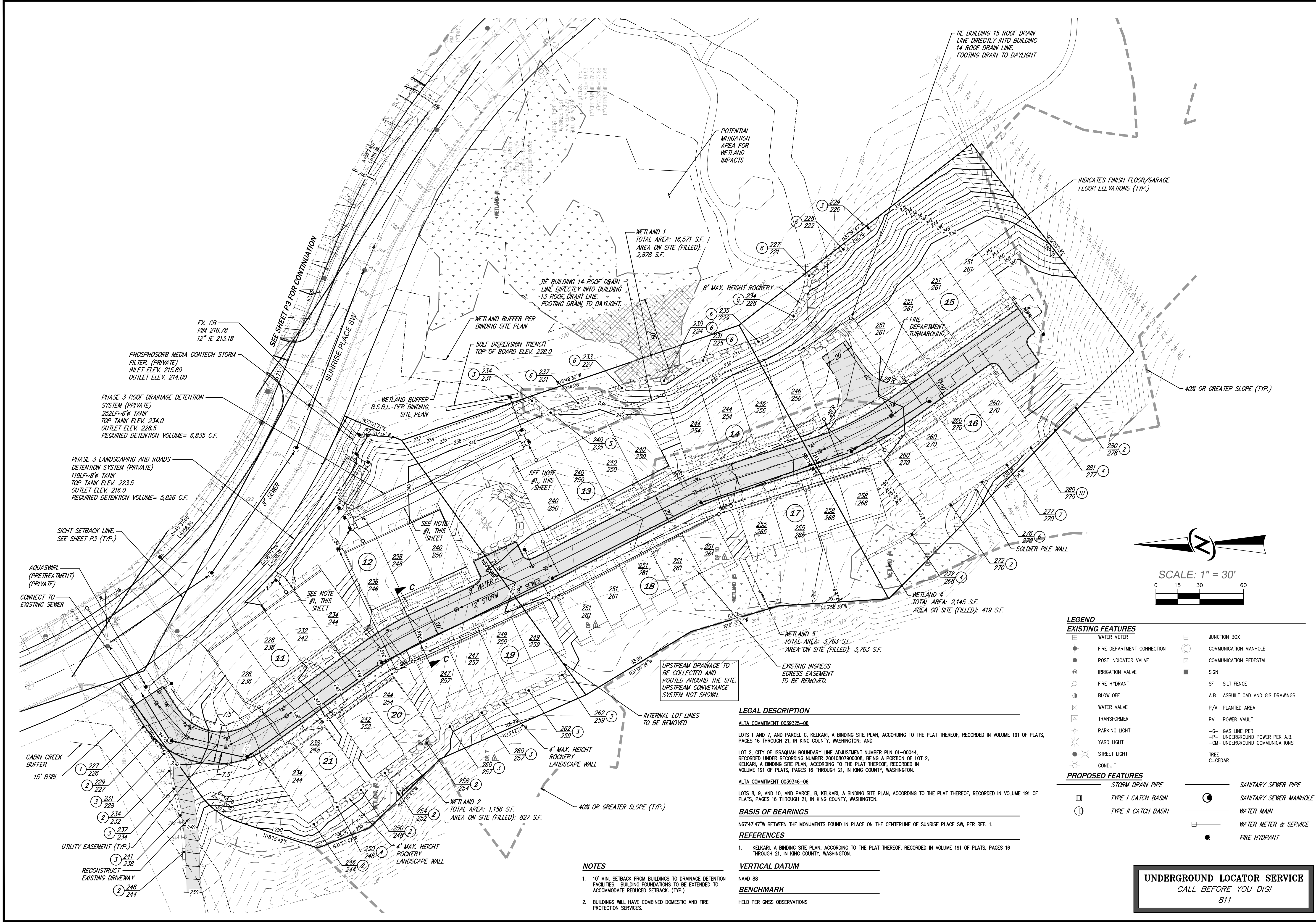
OF

P3

4

PROJECT NUMBER

15061



DATE: 12/16/15
DESIGNED: JAMES A. OLSEN, P.E.
DRAWN: HHH
APPROVED: JAMES A. OLSEN, P.E.
PROJECT MANAGER: JAMES A. OLSEN, P.E.

DATE: 12/16/15
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DRAWN: HHH
APPROVED: JAMES A. OLSEN, P.E.
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PROJECT MANAGER: JAMES A. OLSEN, P.E.

PRELIMINARY GRADING AND UTILITY PLAN
KELKARI TOWNHOMES
IS PROPERTY INVESTMENTS, LLC
419 OCCIDENTAL AVENUE SOUTH, SUITE 300
SEATTLE, WA 98104

DATE: 12/16/15	DESIGNED: JAMES A. OLSEN, P.E.	DRAWN: HHH	APPROVED: JAMES A. OLSEN, P.E.	PROJECT MANAGER: JAMES A. OLSEN, P.E.
SHEET	OF			
P4	4			
PROJECT NUMBER	15061			